

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND
PROPOSED DISPOSITION OF PARCEL H-9A
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Taurus Apartments Company has submitted an acceptable proposal for the development of Parcel H-9A in the Washington Park Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Tentative Designation of the John B. Cruz Construction Company as Redeveloper of Parcel H-9A is hereby rescinded.
2. That Taurus Apartments Company be and hereby is designated as Redeveloper of Parcel H-9A in the Washington Park Urban Renewal Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby determined that Taurus Apartments Company possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel H-9A to Taurus Apartments Company, said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".

PARCEL

crn. Humboldt Ave.
and Wyoming St.
47,811 sq. ft.
200/240 ft.
230/180 ft.

SITE

ACCESS

PARKING

D.U.'s

TYPE

ZONING

USE COMMERCIAL

NOTES: (professional bldg.)
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:

WASHINGTON PARK URBAN RENEWAL PLAN
PROJECT NO. MASS. R-24
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1963.



DISPOSITION
PARCELS

DATE:

WASHINGTON PARK
URBAN RENEWAL AREA
MASSACHUSETTS R-24
BOSTON REDEVELOPMENT AUTHORITY



DISPOSITION PARCEL FACT SHEET

NAME OF DEVELOPMENT: TAURUS APARTMENTS COMPANY

DISPOSITION PARCEL NUMBER: H-9A, Washington Park Urban Renewal Area

SIZE: 47,000 + square feet, approximately 1.1 acres

LOCATION: Humboldt Avenue between Wyoming Street and Deckard Street,
across from William Monroe Trotter School

DEVELOPMENT TEAM: Sponsor: Taurus Apartments Co., a Limited Partnership,
General Partners - John B. Cruz, Jr.,
John B. Cruz, III
Consultant: Arthur D. Gold
Architect: Richard H. Walwood
Contractor: John B. Cruz Construction Company

NATURE OF DEVELOPMENT: New construction of low-moderate income housing,
financed under Section 236 of the National
Housing Act. Landscaping, laundry facilities
and on-site parking provided. Recreation room
on first floor.

NUMBER OF UNITS: 38 - 19 one bedroom
19 two bedroom

TOTAL DEVELOPMENT COST: \$963,050.00

ESTIMATED CLOSING DATE: November, 1971

COMMENTS: MHFA commitment for construction and permanent financing
in the amount of \$866,651 together with Section 236 subsidy
funds issued on June 1, 1971.

MEMORANDUM

OCTOBER 28, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24
FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL H-9A

Summary: This memorandum requests that the Authority finally designate Taurus Apartments Company, a limited partnership, as Redeveloper of Parcel H-9A in the Washington Park Urban Renewal Area, and further requests that the Director be authorized to convey Parcel H-9A to Taurus Apartments Company.

On March 25, 1971 the Authority tentatively designated the John B. Cruz Construction Company as the Redeveloper of Parcel H-9A. Parcel H-9A consists of approximately 1.1 acres of land located at the corner of Humboldt Avenue and Wyoming Street, directly across from the new Trotter School.

Since the tentative designation, Mr. John B. Cruz, Jr., President of the Company, has processed and received a firm commitment from the Massachusetts Housing Finance Agency for construction and permanent financing in the amount of \$866,651.00. His architect, Richard H. Walwood has prepared final working drawings and specifications for the construction of 38 units of low-moderate income housing, subsidized under Section 236 of the National Housing Act. The Cruz Construction Company will act as General Contractor.

Mr. Cruz has formed a limited partnership, Taurus Apartments Company, to take title to the land and act as the mortgagor entity. The general partners, who will have control of the partnership, are Mr. Cruz, and his son, John B. Cruz, III. It will be technically necessary to rescind the tentative designation of the John B. Cruz Construction Company, and then to finally designate Taurus Apartments Company. The ownership and control of the two entities, however, are the same.

Since financing has been arranged, and final plans prepared, initial closing and construction start is anticipated within a month.

It is therefore recommended that the Authority finally designate Taurus Apartments Company as Redeveloper of Disposition Parcel H-9A in the Washington Park Urban Renewal Area, and further recommended that the Director be authorized to convey Parcel H-9A to Taurus Apartments Company.

An appropriate Resolution is attached.

Attachment

